

# November 2008

Click on the desired View Agenda or View Speakers List  
for detailed information.  
(\*The Speakers List is available at 3:30pm on the day of the meeting.)

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Planning Commission Meetings are held in the Board Auditorium of the Government Center at  
12000 Government Center Parkway, Fairfax VA 22035.

All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

Posted: 10/16/08  
Revised: 11/6/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, November 5, 2008**  
**7:30 p.m.**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Nominations</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Base Realignment and Closure (BRAC) Area Plan Review Items	DPZ	<b>12/10/08</b> (Markup)
<b><u>Mount Vernon hearings:</u></b> 08-IV-9MV; 08-IV-10MV; 08-IV-11MV; 08-IV-12MV; 08-IV-13MV 08-IV-5MV(Withdrawn by Nominator)		
<b><u>Lee District hearings:</u></b> 08-IV-7MV; 08-IV-8FS; 08-IV-11FS		

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

None at this time.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, NOVEMBER 5, 2008**

**7:30 p.m.** The Planning Commission held public hearings on proposed Plan Amendment nominations submitted as part of the 2008 Base Realignment and Closure (BRAC) Area Plans Review process for the Mount Vernon and Lee Magisterial Districts. *Note: AP = Adopted Plan; NP = Nominated Plan; res. = residential; du/ac = dwelling units per acre.* **Public hearings were held in the order noted below with no new public hearings to begin after midnight. There were no items to be carried over for public hearing on Wednesday, November 12, 2008. That public hearing has been cancelled.**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**MOUNT VERNON DISTRICT**

**BRAC APR #08-IV-5MV** – Located at the SE side of Richmond Hwy., W of Quander Rd., N of Shields Ave. AP: Sub-unit E-1: Office and/or retail up to 0.50 FAR with max. building height of 50 feet for parcels fronting Richmond Hwy. between Quander Rd. and Shields Ave. Sub-unit E-2: Res. at 3-4 du/ac, up to 5-8 du/ac with consolidation. Option for 1.0 FAR with consolidation with other land units. NP: Office and/or hotel and retail at 1.0 FAR with building heights up to 100 feet. **WITHDRAWAL ACCEPTED**

**BRAC APR #08-IV-9MV** – Located S of Huntington Ave, N of Glendale Te between Biscayne Dr. and Blaine Dr. AP: Res. at 8-12 du/ac. Res. at 16-20 du/ac with a 20,000 sq. ft. retail component. NP: Mixed use up to 3.0 FAR with residential, office, and retail uses.

**BRAC APR #08-IV-10MV** – Located E of Richmond Hwy., N of Cooper Road, S of Lukens Lane. AP: Office and neighborhood-serving retail up to 0.35 FAR. Option for mixed use with res. use up to 0.50 FAR with conditions. Option for res. at 4-5 du/ac for parcels 101-3((1))100, 110-1((1))2, 51, and 52. NP: Restrict option for mixed use up to 0.50 FAR to parcels 110-1((17))1B, 1A, A1, B1, 2A, 25A, and 25 and remove res. component. Add new base plan for res. at 2-3 du/ac for parcels 110-1((15))(A) 2 and 3 to reflect existing uses.

**BRAC APR #08-IV-11MV** – Located E of Richmond Hwy., S of Cooper Rd. AP: Retail use up to 0.35 FAR. Parcels 109-2 ((2)) 5 and 6A planned for res. at 16-20 du/ac with an option for hotel use. NP: Add option for mixed use up to 0.65 FAR with office, retail, and/or hotel uses with conditions.

**BRAC APR #08-IV-12MV** – Located at the SW corner of Richmond Hwy and Sacramento Dr. AP: Retail use up to .35 FAR. NP: Retail use up to .50 FAR, with option for mixed use up to 1.5 FAR with office, retail, and hotel uses.

**BRAC APR #08-IV-13MV** – Located W of Richmond Hwy., S of Woodlawn Ct., N of Sacramento Dr. AP: Retail use up to 0.35 FAR. Option for mixed use up to 0.50 FAR with office and/or retail with conditions. NP: Option for mixed use up to 0.70 FAR with office, retail, and hotel uses with conditions.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, November 5, 2008**

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**LEE DISTRICT**

**BRAC APR #08-IV-7MV** – Located S of School St., W of North Kings Hwy., N of Poag St. AP: Parcel 83-3 ((11)) 6 planned for res. at 3-4 du/ac. Remainder, office or institutional use up to 0.25 FAR with an option for 0.35 FAR with consolidation. NP: Hotel and retail uses up to 0.50 FAR.

**BRAC APR #08-IV-8FS** – Located W of I-95, E of Brandon Ave., N of Commerce St. AP: Mixed-use. NP: Mixed uses, office, hotel, and retail up to 2.0 FAR.

**BRAC APR #08-IV-11FS** – Located W of Commerce St., N of Old Keene Mill Rd. AP: Res. up to 30 du/ac. NP: Res. at 40-50 du/ac with ground-floor retail up to 10,000 square feet.

Copies of APR documents, including all 2008 BRAC APR nominations, Task Force recommendations, and staff reports, may be examined between the hours of 8:00 a.m.–4:30 p.m., Monday through Friday, at the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or by visiting [http://www.fairfaxcounty.gov/dpz/apr/brac/brac\\_apr\\_map\\_table\\_2008.htm](http://www.fairfaxcounty.gov/dpz/apr/brac/brac_apr_map_table_2008.htm)

Posted: 11/5/08  
Revised: 11/6/08

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, NOVEMBER 5, 2008**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**WITHDRAWAL: ACCEPTED**

APR 08-IV-5MV (Mount Vernon District)

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**BASE REALIGNMENT AND CLOSURE (BRAC) AREA PLANS REVIEW (APR)**

**MOUNT VERNON DISTRICT**

**APR 08-IV-9MV**

1. Stuart Mendelsohn, Esquire (Nominator)  
Holland & Knight LLP  
1600 Tysons Boulevard, Suite 700  
McLean, VA 22102
2. Anthony Rodgers, Executive Vice President  
A& R Development Corporation  
1040 Park Avenue, Suite 300  
Baltimore, MD 21201
3. Nicholas Johnson  
2331 Glendale Terrace  
Alexandria, VA 22303
4. Ray Novitske  
Huntington Community Association  
5831 Fifer Drive  
Alexandria, VA 22303
5. Anwar Karam, Owner  
Huntington Station Apartments  
2317 Huntington Avenue  
Alexandria, VA 22303
6. David Dale, Co-Chair  
Mt. Vernon Council of Citizens' Assoc.  
2520 Fairview Drive  
Alexandria, VA 22306
7. Michael Rath, Majority Owner  
2243 LLC  
2243 Huntington Avenue  
Alexandria, VA 22303
8. H. Jay Spiegel, Mount Vernon Rep.  
BRAC APR Task Force  
8778 Thomas J Stockton Parkway  
Alexandria, VA 22308

9. Sheldon W. Hoenig, Mount Vernon Rep.  
BRAC APR Task Force  
3104 Cunningham Drive  
Alexandria, VA 22309

**APR 08-IV-10MV**

1. Richard F. Neel, Jr., President (Nominator)  
Southeast Fairfax Development Corporation  
8850 Richmond Highway, Suite 105  
Alexandria, VA 22309
2. David Dale, Co-Chair  
Mt. Vernon Council of Citizens' Assoc.  
2520 Fairview Drive  
Alexandria, VA 22306
3. H. Jay Spiegel, Mount Vernon Rep.  
BRAC APR Task Force  
8778 Thomas J Stockton Parkway  
Alexandria, VA 22308

**APR 08-IV-11MV**

1. Richard F. Neel, Jr., President (Nominator)  
Southeast Fairfax Development Corporation  
8850 Richmond Highway, Suite 105  
Alexandria, VA 22309
2. David Dale, Co-Chair  
Mt. Vernon Council of Citizens' Assoc.  
2520 Fairview Drive  
Alexandria, VA 22306

**APR 08-IV-12MV**

1. Richard F. Neel, Jr., President (Nominator)  
Southeast Fairfax Development Corporation  
8850 Richmond Highway, Suite 105  
Alexandria, VA 22309

**APR 08-IV-12MV (Continued)**

2. David Dale, Co-Chair  
Mt. Vernon Council of Citizens' Assoc.  
2520 Fairview Drive  
Alexandria, VA 22306

**APR 08-IV-13MV**

1. Richard F. Neel, Jr., President (Nominator)  
Southeast Fairfax Development Corporation  
8850 Richmond Highway, Suite 105  
Alexandria, VA 22309
2. David Dale, Co-Chair  
Mt. Vernon Council of Citizens' Assoc.  
2520 Fairview Drive  
Alexandria, VA 22306

**LEE DISTRICT**

**APR 08-IV-7MV**

1. David Dale, Co-Chair  
Mt. Vernon Council of Citizens' Assoc.  
2520 Fairview Drive  
Alexandria, VA 22306
2. H. Jay Spiegel, Mount Vernon Rep.  
BRAC APR Task Force  
8778 Thomas J Stockton Parkway  
Alexandria, VA 22308

**APR 08-IV-8FS**

1. Frank McDermott, Esquire (Nominator)  
Hunton & Williams LLP  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102
2. H. Jay Spiegel, Mount Vernon Rep.  
BRAC APR Task Force  
8778 Thomas J Stockton Parkway  
Alexandria, VA 22308

**APR 08-IV-11FS**

1. John Cowles (Nominator), Majority Owner  
& Manager of General Partner of  
Sixth Carr Limited Partnership  
Springfield Gardens Apartments  
5350 Shawnee Road, Suite 310  
Alexandria, VA 22312
2. H. Jay Spiegel, Mount Vernon Rep.  
BRAC APR Task Force  
8778 Thomas J Stockton Parkway  
Alexandria, VA 22308

Posted: 9/2/08  
Revised: 11/7/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, November 6, 2008**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SEA 2002-PR-035 (Providence)	Oakton United Methodist Church 2951 Chain Bridge Rd (to permit change in Development conditions)	K-Goddard- Sobers	<b>APPROVAL REC</b>
RZ 2008-MA-013/ PCA 2001-MA-049 FDPA 2001-MA-049 (Mason)	Board's Own Motion (Evergreen Lane and Alpine Drive) (From PDH-5 to R-5)	K. Abrahamson	<b>APPROVAL REC</b> <b>APPROVAL REC</b> <b>APPROVED</b> (from 10/2/08)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
RZ 2008-PR-009/ SEA 80-P-078-15/ PCA 87-P-038-4 (Providence)	Inova Health Care Services 3300-3312 Gallows Rd (to increase FAR for new Women's Hospital & Patient Tower, bed expansion, office & community services)	W. O'Donnell S. Williams	<b>P/H to 2/26/09</b>
2232-L08-9 (Lee)	New Cingular Wireless, T-Mobile, Cricket Communications and LLC/APC Realty and Equipment Company (6500 Byron Avenue, Springfield) (Install a 155' tree monopole with up to 5 provider antenna platforms with a 36' wide by 55' long equipment compound)	A. Capps	<b>P/H to 12/4/08</b> (from 10/30/08)
SE 2007-MA-034 (Mason)	Commerce Bank, N.A. (7208 Little River Turnpike) (drive-in bank, modifications & waiver Of min. lot width requirement)	S. Johnson	<b>P/H to 1/15/09</b> (from 9/11/08)
RZ 2008-MA-008 (Mason)	Camden USA, Inc. & JPI Development Services, LP N. Leesburg Pike, W Carlin Springs Rd, East/West sides Rock Spring Ave. (for residential)	T. Strunk	<b>P/H to 1/8/09</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, NOVEMBER 6, 2008**

- 7:30 p.m.** The Tysons Land Use Process Review Committee met in the Board Conference Room of the Fairfax County Government Center to review a proposed schedule and process for the Committee's work.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**RZ 2008-MA-013 – BOARD OF SUPERVISORS' OWN MOTION** – Appl. to rezone from PDH-5, HC, and SC to R-5, HC, and SC to permit residential development at a density of 2.30 dwelling units per acre (du/ac) and a waiver of the minimum district size. Located in the N.E. and S.E. quadrants of the intersection of Evergreen La. and Alpine Dr. on approx. 2.17 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 71-2 ((2)) 27 and 28; 71-2 ((4)) 4, 5, and 6. (Concurrent with PCA 2001-MA-049 and FDPA 2001-MA-049.) **MASON DISTRICT.**

**APPROVAL RECOMMENDED**

**PCA 2001-MA-049/FDPA 2001-MA-049 – BOARD OF SUPERVISORS' OWN MOTION** – Appls. to delete land area from RZ 2001-MA-049 previously approved for residential development to permit up to five residential lots at a density of 2.30 dwelling units per acre (du/ac) and include it in RZ 2008-MA-013. Located in the N.E. and S.E. quadrants of the intersection of Evergreen La. and Alpine Dr. on approx. 2.17 ac. of land zoned PDH-5, HC, and SC. Comp. Plan Rec: 2-3 du/ac. Tax Map 71-2 ((2)) 27 and 28; 71-2 ((4)) 4, 5, and 6. (Concurrent with RZ 2008-MA-013.) **MASON DISTRICT.**

**APPROVAL RECOMMENDED/APPROVED**

**SEA 2002-PR-035 – TRUSTEES OF OAKTON UNITED METHODIST CHURCH** – Appl. under Sects. 3-204 and 4-604 of the Zoning Ordinance to amend SE 2002-PR-035 previously approved for church and child care center/nursery school to permit an increase in the maximum daily enrollment from 24 to 40 children and a change in the hours of operation. Located at 2951 Chain Bridge Rd. on approx. 1.82 ac. of land zoned R-2 and C-6. Tax Map 47-2 ((1)) 91. **PROVIDENCE DISTRICT.**

**APPROVAL RECOMMENDED**



Posted: 11/6/08  
Revised: 11/7/08

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, NOVEMBER 6, 2008**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**FEATURES SHOWN: CONCUR**

FS-S08-73 – Cricket Communications, 7008 Elkton Drive (Deadline: 11/17/08)  
FS-Y08-102 – AT&T Wireless, 100 Block of Bay Valley Lane (Deadline: 11/23/08)  
FS-S08-64 – Cricket Communications, 9501 Old Burke Lake Road (Deadline: 11/27/08)  
FS-S08-68 – Cricket Communications, 5755 Revercomb Court (Deadline: 11/27/08)  
FS-S08-85 – Cricket Communications, 4035 Ridge Top Road (Deadline: 12/18/08)  
FS-Y08-104 – T-Mobile, 14631 Lee Highway (Deadline: 12/24/08)  
FS-S08-71 – Cricket Communications, 4618 West Ox Road (Deadline: 12/28/08)  
FS-S08-51 – Cricket Communications, 12111 Braddock Road (Deadline: 1/5/09)  
FS-S08-88 – Cricket Communications, 4201 Stringfellow Road (Deadline: 1/5/09)  
FS-S08-48 – Cricket Communications, 6199 Old Arrington Lane (Deadline: 3/31/09)

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RZ 2008-MA-013 – BOARD OF SUPERVISORS' OWN MOTION – **APPROVAL REC**

(EVERGREEN LANE & ALPINE DRIVE)

PCA 2001-MA-049 – BOARD OF SUPERVISORS' OWN MOTION – **APPROVAL REC**

(EVERGREEN LANE & ALPINE DRIVE)

FDPA 2001-MA-049 – BOARD OF SUPERVISORS' OWN MOTION – **APPROVED**

(EVERGREEN LANE & ALPINE DRIVE) (Mason District)

(Staff: Kelly Goddard-Sobers)

1. Ann Mendum  
Wynfield Citizens Association  
6929 Alpine Drive  
Annandale, VA 22003

SEA 2002-PR-035 – OAKTON UNITED METHODIST CHURCH – **APPROVAL REC**

(Staff: Kelly Goddard-Sobers)

NO SPEAKERS

Posted: 10/16/08  
Revised: 11/6/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, November 12, 2008**  
**THIS MEETING IS CANCELLED**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Base Realignment and Closure (BRAC) Area Plan Review (Mount Vernon and Lee Districts)		DPZ	<b>NOT NEEDED</b>
	<b><u>(No Carryover items)</u></b>		

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, NOVEMBER 12, 2008**

The Planning Commission will not be considering any further Base Realignment and Closure (BRAC) Area Plans Review nominations since there were no carryover items from the public hearing on Wednesday, November 5, 2008, for the Mount Vernon and Lee Districts.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, NOVEMBER 12, 2008**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, NOVEMBER 13, 2008**

**7:00 p.m.** The Environment Committee will hold a work group meeting in Conference Rooms 106/107 in the Herrity Building to summarize discussions on riparian buffers.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON THURSDAY, NOVEMBER 13, 2008**

Posted: 9/2/08  
Revised: 10/31/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, November 19, 2008**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

None at this time.

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
SEA 94-P-040 (Providence)	RP MRP, Tysons, LLC (7940 Jones Branch Dr.) (For restaurant use)	S. Lin	<b>P/H to 2/4/09</b> (from 9/11/08)
2232-P08-10 (Tysons East) 2232-H08-14 (Wiehle Ave.) 2232-P08-11 (Tysons Central 123) 2232-MD08-12 (Tysons Central 7) 2232-MD08-13 (Tysons West) (Providence, Dranesville And Hunter Mill)	Dulles Rail Applications	D. Jillson & P. Braham	<b>P/H to 1/28/09</b> (from 10/1/08)

Posted: 9/2/08  
Revised: 11/21/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, November 20, 2008**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
S07-CW-5CP (Commissioner Hart)	Heritage Resources	L. Turkawski	<b>D/O to 12/4/08</b>
S08-IV-RH1 (Lee)	Plan Amendment (NW quadrant Beulah St. & Telegraph Rd. area) (Hilltop Sand & Gravel property)	A. Klibaner	<b>APPROVAL REC w/ Modifications</b> (from 10/16/08)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
PCA 74-2-008 (Springfield)	Fairfax Company of Virginia LLC South side of Lee Jackson Memorial Highway East side Legato Rd & north of I-66 (to permit Building additions and site modifications)	T. Strunk	<b>P/H to 2/11/09</b>
PCA 78-S-063-06/ SE 2008-SU-026 (Sully)	The Aerospace Corporation (NE quadrant of Stonecroft Blvd. and Lee Road) (Amend Proffer 6 to conform with current EQC policy and increase bldg. height from 75 to 165 feet)	W. O'Donnell	<b>P/H to 12/4/08</b>
RZ 2008-MV-007 SEA 85-L-137 (Mount Vernon)	JK INVESTMENTS, INC. (8850 Richmond Highway)(to permit increase in FAR)	S. Williams	<b>P/H to 1/14/09</b> (from 10/16/08)
PCA 2004-LE-012/ FDPA 2004-LE-012 (Lee)	Redbrick Development Group LLC/ MDP Groveton LLC SW Quadrant of intersection of Richmond Highway & Memorial ST (for mixed use Development to permit site modifications)	S. Williams	<b>P/H to 12/11/08</b>
SE 2008-HM-023 (Hunter Mill)	Keith & Stephanie Anderson 1203 Bishopsgate Way (for waiver of Minimum lot width requirement)	S. Johnson	<b>P/H to 12/11/08</b>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, NOVEMBER 19, 2008**

- 7:30 p.m.** The Tysons Corner Committee met in the Board Auditorium to hear Presentations on the Tysons Corner Task Force report, the GMU transportation modeling report, and comments from County staff.

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, NOVEMBER 19, 2008**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, NOVEMBER 20, 2008**

- 7:30 p.m.** The Personnel and Budget Committee met in closed session in the Board Conference Room to discuss pertinent personnel- and budget-related matters with regard to the Planning Commission's staff.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEM SCHEDULED FOR DECISION ONLY**

None scheduled at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**S07-CW-5CP – COMPREHENSIVE PLAN AMENDMENT (HERITAGE RESOURCES)**

– To amend the Comprehensive Plan to update the Inventory of Historic Sites tables that appear in the Area Plans and add maps locating the sites; revise the language in the Overview and Heritage Resources sections of the Area Plans to reflect changes that have taken place such as demolition of a site and where new research has uncovered more accurate information on a site; make editorial changes to reflect changes to site names; add a definition for heritage resources in the Plan glossary; and update the language in the Area Plans related to heritage resources to reflect changes that have taken place such as demolition of a site and where new research has uncovered more accurate information on a site. Eighty-nine sites are proposed to be added to the Inventory and twenty-one sites are proposed to be deleted from the Inventory. Significant proposed revisions include: 1) updating the Inventory of Historic Sites tables in the district-wide recommendation section of each planning district, with a range from zero to thirty sites being added in any given district as recommended for inclusion by the History Commission because the site meets the criteria for listing on the Inventory and a range from zero to eight sites being deleted from the table in any given district as recommended by the History Commission because the site no longer meets the criteria for listing on the Inventory, adding a column to the Inventory of Historic Sites tables to identify the planning sector where each site is located and adding a map for each planning district to supplement the tables; 2) revising the language in the heritage resource sections of the planning districts and community planning sectors to reflect the objectives and policies stipulated in the Heritage Resources section of the

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, November 20, 2008**

**Page 2**

Policy Plan for identification, recordation, and protection and preservation where feasible, including recognition of individual sites in the plan text; 3) making changes to site names to reconcile naming inconsistencies by using the site naming convention of the National Register of Historic Places; 4) restoring the identical Glossary definition for heritage resources to exactly how it appeared in the Plan prior to its removal and as it currently appears in the Glossary under the definition for cultural resources; and 5) updating the language describing historic overlay districts in the heritage resource sections of the planning sectors by citing the applicable section of the Zoning Ordinance for each district. Copies of the proposed Amendment, containing a list of the Inventory of Historic Sites, and the staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz>. **COUNTYWIDE. D/O to 12/4/08**

**S08-IV-RH1 – COMPREHENSIVE PLAN AMENDMENT (HILLTOP SAND & GRAVEL)** – To amend the Comprehensive Plan concerning approx. 33 ac. generally located at the northeast corner of Beulah Street and Telegraph Road. (Tax Map 100-1((1)) 9pt., 11A, 11A1, 14, and 15). The area is currently planned for private recreation with an option for residential at 2-3 dwelling units per acre (parcels 9 pt., 11A1, 14, and 15) and residential at 3-4 dwelling units per acre (parcel 11A). The proposed plan amendment is for mixed-use development up to .45 FAR to include office, retail, and residential uses. Copies of the proposed amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing and may be viewed at the DPZ website at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. **LEE DISTRICT. APPROVAL RECOMMENDED WITH MODIFICATIONS**

Posted: 11/21/08  
Revised: 11/21/08

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, NOVEMBER 20, 2008**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**WITHDRAWAL: ACCEPTED**

BRAC APR 08-IV-6MV (Mount Vernon District)

BRAC APR 08-IV-8MV (Mount Vernon District)

**CONSENT AGENDA ITEMS: CONCUR**

FSA-M03-40-1 – Sprint Nextel Communications, 5501 Seminary Road (Deadline: 12/17/08)

FS-D08-67 – Cricket Communications, 10516 Leesburg Pike (Deadline: 1/05/09)

**FEATURES SHOWN: CONCUR**

FS-L08-42 – Cricket Communications, 3900 San Leandro Place (Deadline: 3/31/09)

FS-L08-105 – FiberTower, 6320 Augusta Drive (Deadline: 12/22/08)

FS-V08-116 – Lorton Community Action Center, 9518 Richmond Highway (Deadline: 2/16/09)

FSA-V02-10-1 – Sprint Nextel Communications, 5904 S. Richmond Highway (Deadline: 12/17/08)

FS-V07-63 – Verizon Wireless, 9128 Belvoir Court (Deadline: 12/19/08)

FS-M08-109 – T-Mobile, Thomas Jefferson HS, 6560 Braddock Road (Deadline: 1/04/09)

FSA-52-1 – Verizon Wireless, 9411 Lee Highway (Providence District) (Deadline: 12/24/08)

FSA-P07-35-1 – Sprint Nextel Communications, 8350 Greensboro Drive (Deadline: 1/01/09)

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**S07-CW-5CP – COMPREHENSIVE PLAN AMENDMENT (HERITAGE RESOURCES) (Hart)**

(Staff: Laurie Turkawski) **D/O to 12/04/08**

- |   |   |
|---|---|
| 1. Robert E. Beach, Chairman<br>Fairfax County History Commission<br>5345 Black Oak Drive<br>Fairfax, VA 22032            | 4. Major General Michael Ennis<br>The Cold War Museum Board of Directors<br>P.O. Box 178<br>Fairfax, VA 22038 |
| 2. Elise Murray, Hunter Mill District Rep.<br>Fairfax County History Commission<br>2414 Andorra Place<br>Reston, VA 20191 | 5. Tanya Beauchamp<br>Great Falls Historical Society<br>930 Leigh Mill Road<br>Great Falls, VA 22066          |
| 3. Francis Gary Powers, Jr., Founder<br>The Cold War Museum<br>13212 Tipple Point Road<br>Midlothian, VA 23114            | 6. Patricia Moore<br>1506 Chain Bridge Road<br>McLean, VA 22101   |

**S08-IV-RH1 – COMPREHENSIVE PLAN AMENDMENT (HILLTOP SAND AND GRAVEL) (Lusk)**

(Staff: Aaron Kilbaner) **APPROVAL REC. WITH MODIFICATIONS**

- |   |   |
|---|---|
| 1. Cynthia Smith<br>Newington Civic Association<br>6713 Catskill Road<br>Lorton, VA 22079 | 2. Matt Szramoski, President<br>Newington Civic Association<br>8309 Accotink Road<br>Lorton, VA 22079 |
| 3. Levelle Dupell<br>6700 Bulkley Road<br>Newington, VA 22122                             | 4. James Wessels<br>7809 Morning Glen Lane<br>Alexandria, VA 22315                                    |



S08-IV-RH1 – COMPREHENSIVE PLAN AMENDMENT (HILLTOP SAND AND GRAVEL) (Cont.)

5. Lynne Strobel, Esquire  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
Hilltop Sand and Gravel Company, Inc.  
7950 Telegraph Road  
Alexandria, VA 22315